

BRF-6105

13 May 2025

Matamata Development Limited  
c/- Fraser McNutt  
Barker and Associates

s 9(2)(a)

Dear Fraser McNutt

**Notice of Decisions on application for referral of the Ashbourne project under the Fast-track Approvals Act 2024**

This notice of decisions is for an application received from Matamata Development Limited for referral of the Ashbourne project (project) under the Fast-track Approvals Act 2024 (the Act) that has been accepted by the Minister for Infrastructure (the Minister) under section 21(1)(c) and is being referred under section 26(2)(a).

The project is described as:

A residential development, associated earthworks and subdivision, comprising approximately 530 residential units, public open space and a neighbourhood centre comprising commercial activities;

A multi-functional greenway including active transit nodes, development infrastructure and stormwater management devices.

A retirement development and earthworks comprising approximately 250 units, an associated hospital, and additional supporting facilities.

Two solar farms, covering approximately 13 hectares and 25 hectares respectively, with associated vegetation planting and earthworks and associated infrastructure with the potential to provide up to 52,000 megawatt-hours per year.

The project will require the proposed approvals:

1. Resource consents under the Resource Management Act 1991.

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Fast-track referrals are administered on behalf of the Minister for Infrastructure by  
The Ministry for the Environment | PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

Under section 22(a) the project can only be accepted if the Minister is satisfied the criteria in section 22 are met, which includes being satisfied that

- a) the project is an infrastructure or development project that would have significant regional or national benefits and;
- b) referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes and is unlikely to materially affect the efficient operation of the fast-track approvals process.

### **Decision on referral application**

The Minister has decided to accept the referral application for the whole project under section 21(1)(c) as he is satisfied it meets the criteria in section 22 and to **refer** the project to the fast-track approvals process under section 26(2)(a).

### **Reasons for accepting referral application**

The Minister is satisfied that the project:

- (a) is an infrastructure or development project that would have significant regional or national benefits; and
- (b) referring the project to the fast-track approvals process –
  - (i) would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
  - (ii) is unlikely to materially affect the efficient operation of the fast-track approvals process.

The Minister is satisfied the project is an infrastructure or development project that would have significant regional or national benefits as:

- (a) It is an infrastructure or development project because it involves land development for the construction of residential units and solar farms
- (b) It would have significant regional benefits because it would
  - i. Increase housing supply by providing approximately 700 new residential units (including retirement units)
  - ii. include solar generation which could power up to 8000 homes, and
  - iii. provide economic benefits including generating 2175 full-time equivalent (FTE) jobs during construction.

The Minister is satisfied that there is no reason he must decline the project under section 21(3) of the Act.

## **Specified matters for accepted referral application**

Matamata Development Limited lodged the referral application and is specified as the person who is authorised to lodge a substantive application for this project under section 27(2).

A deadline for lodging the application applies (s27(3)(b)(i). The application must be lodged by: 13 May 2027

The Minister has specified under section 27(3)(b)(ii) that:

The following information must be submitted with a substantive application lodged for the project:

- (a) a land productivity assessment

The Minister has also specified under section 27(3)(b)(iii) that the expert panel must invite comments from the following persons or groups , in addition to those from whom comments are invited under section 53:

- (a) Powerco Limited
- (b) New Zealand Transport Agency
- (c) Minister for Seniors

If you have any queries about this notice of decisions, please email [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) or alternatively, phone the fast-track call centre on 0800 225 537.

Yours sincerely

A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal stroke that tapers to a point.

Ilana Miller  
**General Manager, Delivery and Operations**

cc: Written notice (s28(1)) for accept and decline projects:

the applicant – Matamata Development Limited

any person invited to comment (s17(1):

- the relevant local authorities: Matamata Piako District Council and Waikato Regional Council
- the Minister for the Environment and Minister of Housing and Minister for Energy
- the relevant administering agencies – Ministry for the Environment
- the Māori groups identified in the list provided to the Minister – Ngāti Haua, Ngāti Hinerangi, Raukawa, Waikato-Tainui
- any other person – Minister for Seniors, Powerco Limited, Ministry of Housing and Urban Development, Transpower New Zealand Limited, New Zealand Transport Agency

cc: Written notice where Minister accepts the application and refers the project (s28(2)):

the Panel Convener – including all the related information received by the Minister

the EPA – including all the related information received by the Minister

the relevant administering agencies - Ministry for the Environment